

BILL NO. D-80-06-18

DECLARATORY RESOLUTION NO. 68-80

A DECLARATORY RESOLUTION designating
an "Urban Development Area" under
I.C. 6-1.1-12.1.

WHEREAS, Ed Karns III and Mary E. Karns duly filed their petition dated April 8, 1980, to have the following described property designated and declared an "Urban Development Area" under Division 6, Article II, Chapter 2 of the 1974 Municipal Code and I.C. 6-1.1-12.1, to-wit:

Lot 9 Hanna Creighton Sub., Sec. 2

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of section 2 below, the above described property is hereby designated and declared an "Urban Development Area" under I.C. 6-1.1-12.1.

SECTION 2. That the foregoing is subject to:

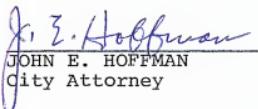
(a) An affirmative ("Do Pass") recommendation by the Fort Wayne Redevelopment Commission, after due hearing, analysis and study in accordance with the provisions of Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974.

(b) Final confirmation hereof by due passage upon the final vote hereon.

SECTION 3. That this Resolution shall be effective upon
passage and approval by the Mayor.


COUNCILMAN

APPROVED AS TO FORM AND
LEGALITY JUNE 19, 1980.


JOHN E. HOFFMAN
City Attorney

Read the first time in full and on motion by Eisbart,
seconded by J. L. Morris, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City
Plan Commission for recommendation) and Public hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on 12/4/80, the 9 day of December, 1980, at 9 o'clock M., E.S.T.

DATE: 4/24/80

CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Eisbart,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
<u>TOTAL VOTES</u>	<u>7</u>	<u> </u>	<u>1</u>	<u>1</u>	<u> </u>
<u>BURNS</u>	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>NUCKOLS</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT, D.</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT, V.</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>	<u> </u>
<u>SCHOMBURG</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 9-9-80

CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)
(APPROPRIATION) ORDINANCE (RESOLUTION) NO. P 68-80
on the 9th day of September, 1980.

ATTEST:

(SEAL)

CHARLES W. WESTERMAN - CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 10th day of September, 1980, at the hour of
11:30 o'clock A M., E.S.T.

CHARLES W. WESTERMAN
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 12th day of Sept.
1980, at the hour of 10 o'clock A M., E.S.T.

WINFIELD C. MOSES, JR.
MAYOR

Hold All, wants
someone to come down
from Redevelopment Co.
Request: Gary Wasson
9/2/80

BILL NO. R-80-06-18

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
ORDINANCE A Declaratory Resolution designating an "Urban
Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN EISBART, CHAIRMAN

John Nuckols, VICE CHAIRMAN

JAMES S. STIER

SAMUEL J. TALARICO

DONALD J. SCHMIDT

9-9-80
CONCURRED IN

DATE CHARLES W. WESTERMAN, CITY CLERK



OFFICE OF THE CITY CLERK

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

Charles W. Westerman, Clerk :: Room 122

Mr. John E. Hoffman
Attorney At Law
Hoffman, Moppert & Angel
Suite 1212
Anthony Wayne Bank Building
Fort Wayne, Indiana 46802

Dear Mr. Hoffman:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50.00 filing fee from Mary and Ed Karns, III.

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

Charles W. Westerman
Charles W. Westerman
City Clerk

CWW/mby
Enclosures

6-12-80
P

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property <u>1111 E. Wallace St., Ft. Wayne, Ind. 46803</u>	7. Owner(s) <u>Ed Karns III and Mary E. Karns</u>
Street Boundaries (if applicable) <hr/> <hr/> <hr/>	8. Address of Owner(s) <u>4816 Innsbruck Dr., Ft. Wayne, Ind. 46815</u>
2. Legal Description of Property <u>See attached sheet</u> <hr/> <hr/> <hr/>	9. Telephone Number <u>486-2758</u>
10. Agent of Owner (if any) <hr/>	11. Address <hr/>
12. Telephone Number <hr/>	13. Relationship of Agent to Owner <hr/>
15. Current Use of Property (a) How is property presently used? <u>Property was vacant lot.</u> <hr/> <hr/>	14. Instrument Number of Commitments or Covenants Enforceable by City (if any) <hr/>
(b) What structure(s) (if any) are on the property? <u>none</u> <hr/> <hr/>	
(c) What is the condition of this structure/these structures? <hr/> <hr/>	
16. Current Assessment on Land and Improvements (a) What is the amount of latest assessment? <hr/>	
(b) What is the amount of total property taxes paid the immediate past year? <u>(Indicate amount of land assessment and assessment on improvements)</u>	
<div style="border: 1px solid black; padding: 5px; text-align: center;">RECEIVED JUN 16 1980 CHARLES W. WESTERMAN CITY CLERK</div>	<div style="border: 1px solid black; padding: 5px; text-align: center;">FORT WAYNE, IND. FILED JUN 16 1980 CHARLES W. WESTERMAN CITY CLERK</div>

17. Description of Project Cement block, metal roof building consisting of 6200 square feet.

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? June 1979

(b) When is completion expected? Spring 1980

19. Cost of project (not including land cost) \$170,000.00

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? 4

(b) What kind of work will employees be engaged in? Sales and parts business for farm machinery business

(c) How many jobs new to Fort Wayne will be created as a result of project completion? none

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Improvement located in Hanna-Creighton Urban Renewal Project

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? yes

(b) Will the project improve or replace a deteriorated or obsolete structure? no

(c) Will the project preserve a historically or architecturally significant structure? no

(d) Will the project contribute to the conservation and/or stability of a neighborhood? yes

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? yes

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes No

25. Financing on Project

What is the status of financing connected with the project?
Property is mortgaged through Lincoln National Bank

I hereby certify that the information and representations on this Application are true and complete.

Ed Karmen
Signature(s) of Owner(s)

April 8, 1980
Date

Mary E. Karmen

Received from the Office of City Clerk
Charles Westerman Bruce Rubin

0-12-80

CITY CLERK'S OFFICE
Room 122 City-County Bldg.
One East Main Street
Fort Wayne, Indiana 46802

NO. 4

June 16 19
80

RECEIVED FROM Edmund H. Smith DOLLARS

1.00

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ 0 Check cashed by check

"THE EFFICIENCY-LINE" AN AMPAD PRODUCT

NOTICE OF ASSESSMENT OF REAL ESTATE AND IMPROVEMENTS

Karns, Ed, III & Mary E.
4816 Innsbruck Dr.
Fort Wayne, Indiana 46815

The Assessors are required to send this notice to the taxpayer whenever a change is made in assessments, including additional improvements.

YOU ARE HEREBY NOTIFIED THAT THE LAND AND * IMPROVEMENTS LISTED IN YOUR NAME IN Fort Wayne - Wayne

AND Allen COUNTY, HAS BEEN ASSESSED BY ME IN THE AMOUNT IN THE STATEMENT BELOW FOR THE YEAR 1980

IF YOU DO NOT AGREE WITH THE ACTION OF THE ASSESSING OFFICER GIVING THIS NOTICE, THE COUNTY BOARD OF REVIEW WILL REVIEW THAT ACTION IF YOU FILE A PETITION WITH THE COUNTY AUDITOR OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED WITHIN THIRTY (30) DAYS OF THE DATE OF THIS NOTICE.

DESCRIPTION	ACRES	VALUE OF LAND-LOTS	VALUE OF * IMPROVEMENTS	VALUE OF ADDITIONAL * IMPROVEMENTS	TOTAL VALUE OF LAND-LOTS AND * IMPROVEMENTS
93-2925-0009 Lot 9 Hanna Creighton Sub. Sec. 2		4200 NR	22200 NR		26400

R - LAND & IMPROVEMENTS ELIGIBLE FOR HOMESTEAD EXEMPTION

NR - LAND & IMPROVEMENTS NOT ELIGIBLE FOR HOMESTEAD EXEMPTION

* IMPROVEMENTS DESCRIBE ALL BUILDINGS, STRUCTURES OR APPURTENANCES AFFIXED TO LAND.

Ralph E. Meyer

WITNESS MY HAND THIS 11th DAY OF June 19 80

TOWNSHIP ASSESSOR

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF
FORT WAYNE, DEPARTMENT OF REDEVELOPMENT
RECOMMENDING TO THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE ADOPTION OF THE
DECLARATORY RESOLUTION DESIGNATING A
PARCEL OF REAL ESTATE AS AN URBAN
DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne; and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 11, 1980 at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which Hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel once each week for two (2) consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on August 11, 1980 at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following-described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to-wit:

Lot 55, Lot 56 West $\frac{1}{2}$ and Lot 57
Hamilton Second Addition

located at and commonly known as:

1509 South Calhoun Street
Fort Wayne, Indiana 46802

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a

geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) If said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:00 P.M. (EST) on August 11, 1980 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By Robert W. Hubner, President

By Hana L. Stith
Hana L. Stith, Secretary

ATTEST:

Gary E. Wasson
Gary E. Wasson, Acting Executive Director

ADOPTED August 11, 1980

CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified, and acting Secretary of the Fort Wayne Redevelopment Commission, do hereby certify that the attached Resolution is a true and correct copy of a Resolution adopted at the Regular Meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, held on the 11th day of August, 1980 at 7:30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this

11th day of August, 1980.

Hana L. Stith
Hana L. Stith, Secretary

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF
FORT WAYNE, DEPARTMENT OF REDEVELOPMENT
RECOMMENDING TO THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE ADOPTION OF THE
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WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne; and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 11, 1980 at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which Hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel once each week for two (2) consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on August 11, 1980 at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following-described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to-wit:

Lot 55, Lot 56 West $\frac{1}{2}$ and Lot 57
Hamilton Second Addition

located at and commonly known as:

1509 South Calhoun Street
Fort Wayne, Indiana 46802

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a

geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) If said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:00 P.M. (EST) on August 11, 1980 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By Robert W. Hubner, President

By Hana L. Stith
Hana L. Stith, Secretary

ATTEST:

Gary E. Wasson
Gary E. Wasson, Acting Executive Director

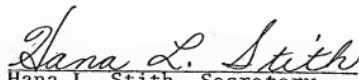
ADOPTED August 11, 1980

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Hana L. Stith, Secretary

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FORT WAYNE REDEVELOPMENT COMMISSION

By Robert W. Hubner, President

By Hana L. Stith
Hana L. Stith, Secretary

ATTEST:

Gary E. Wasson
Gary E. Wasson, Acting Executive Director

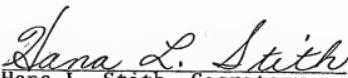
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IN TESTIMONY WHEREOF, I have hereunto set my hand this.

11th day of August, 1980.


Hana L. Stith, Secretary

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: August 18, 1980
TO: Councilman Benjamin A. Eisbart, Chairman,
 Council Committee on Regulations
FROM: Gary E. Wasson, Acting Executive Director
SUBJECT: City Council Bill No. R-80-07-08
 Tax Abatement - 1509 South Calhoun Street

Background

On July 8, 1980, Declaratory Resolution No. R-80-07-08 was introduced in City Council requesting designation of the property located at 1509 South Calhoun Street (Mike's Car Wash) as an "urban development area" for the purposes of tax abatement. The Resolution was referred to the Regulations Committee. In accordance with Resolution No. 80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for public hearing and recommendation.

Action

The Fort Wayne Redevelopment Commission conducted the public hearing on August 11, 1980. No one spoke in opposition to the abatement request.

Recommendation

Following the public hearing, the Redevelopment Commission, at their Regular Meeting on August 11, 1980 did adopt the attached Resolution No. 80-56 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lot 55, Lot 56 West $\frac{1}{2}$ and Lot 57 Hamilton Second Addition located and commonly known as:

1509 South Calhoun Street
Fort Wayne, Indiana 46802

as an "urban development area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff reviewed the aforementioned Application and found that:

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FROM: SUBJECT:
Page 2

The owners, Joseph and Edward Dahm, have almost completed an entire renovation of their old facility including remodeling the exterior of their building and all new equipment making the transition to a fully automated car wash. The project costs an estimated \$350,000 with \$230,000 going into the building itself and \$120,000 for new equipment.

It was the opinion of the Commission that the property at 1509 South Calhoun Street qualifies as an "urban development area" in view of the fact that the proposal meets many of the objectives of the Redevelopment Commission, as stated in Resolution No. 78-5 authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives, which are addressed by Joseph and Edward Dahm, are as follows:

- (a) effective utilization of vacant or under-utilized land;
- (b) downtown conservation and stabilization;
- (c) improvement in the physical appearance of the City; and
- (d) rehabilitation of an obsolete or deteriorated structure.

Additional positive weight should be given to this proposal since:

1. the property is located within the area previously designated by the Redevelopment Commission in the Downtown First Stage Development Studies as being under-utilized.

If you have any questions, please call this office.

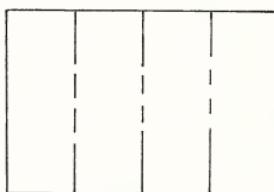
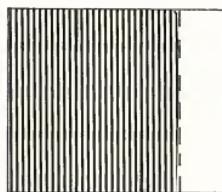
GEW/jes

Attachment

Calhoun

Baker

Clinton



Railroad

FORT WAYNE
REDEVELOPMENT
COMMISSION



TITLE
Tax Abatement

DATE PROJECT

Aug. 1980

SCALE

1509 S. Calhoun
JOSEPH & EDWARD DAHM
(MIKE'S CAR WASH)

DIGEST SHEET

TITLE OF ORDINANCE: Declaratory Resolution **5-80-06-18**

DEPARTMENT REQUESTING ORDINANCE: City Clerk's Office

SYNOPSIS OF ORDINANCE: Designation of an "Urban Development Area"

EFFECT OF PASSAGE: To construct \$170,000.00 improvement for farm machinery business.

EFFECT OF NON-PASSAGE: Non-construction of improvement.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): Reduction in
real estate taxes on improvement on reducing percentage over ten years
per I.C. 6-1.1-12.1-4.

ASSIGNED TO COMMITTEE: *Keenly Tries*